

PARKDALE P.U.D. OVERLAY MAP, AMENDMENT NO. 3

LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF EIRE, COUNTY OF BOULDER, STATE OF COLORADO
247.3963 ACRES
PUDA-001342-2021

OVERALL BOUNDARY DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 BEING S 89°56'15" E AND MONUMENTED AS FOLLOWS:

-NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

-CENTER 1/4 CORNER OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

THENCE ALONG THE EAST-WEST CENTERLINE OF SECTION 36 THE FOLLOWING TWO (2) COURSES:

1) S 89°56'15" E A DISTANCE OF 1319.94 FEET TO SAID CENTER 1/4 CORNER OF SECTION 36 TO A POINT BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

2) N 89°00'36" E A DISTANCE OF 1341.46 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

THENCE N 00°18'01" W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36 A DISTANCE OF 1323.17 FEET TO THE NORTHWEST CORNER OF TRACT R-9 OF A PLAT OF SURVEY RECORDED AT RECEPTION NO. 90807363, BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE N 89°59'59" E ALONG THE NORTHERLY BOUNDARY OF SAID TRACT R-9 A DISTANCE OF 659.84 FEET TO THE NORTHWEST CORNER OF TRACT A, BLOCK 1, MUHR SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NO. 03235164, BEING A FOUND 1.5" ALUMINUM CAP, PLS 25614;

THENCE S 00°00'51" E ALONG THE WESTERLY BOUNDARY OF SAID TRACT A, BLOCK 1 AND THE WESTERLY BOUNDARY OF LOT 1, BLOCK 1 OF SAID MUHR SUBDIVISION A DISTANCE OF 1321.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, BEING A FOUND 1.5" ALUMINUM CAP ON A NO. 5 REBAR, PLS 28283;

THENCE S 68°15'16" E ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1, BLOCK 1 A DISTANCE OF 421.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON RAILROAD AS DESCRIBED IN BOOK 113, PAGE 407, SAID RIGHT-OF-WAY LINE ALSO DESCRIBED IN A DEED RECORDED AT RECEPTION NO. 551020, SAID POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 23°55'02" W 413.13 FEET, A RADIUS OF 5450.80 FEET, AN ARC OF 413.22 FEET, AND A DELTA OF 04°20'37" TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE S 26°13'11" W ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE A DISTANCE OF 525.34 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE DESCRIBED IN A DEED RECORDED AT RECEPTION NO. 551020 ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 46°29'50" W 461.81 FEET, A RADIUS OF 666.26 FEET, AN ARC OF 471.59 FEET, AND A DELTA OF 40°33'18" TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 1059115;

THENCE ALONG SAID BOUNDARY RECORDED AT RECEPTION NO. 1059115 THE FOLLOWING FOUR (4) COURSES:

1) N 89°44'25" E A DISTANCE OF 219.91 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

2) S 28°59'44" W A DISTANCE OF 83.70 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

3) S 89°36'29" W A DISTANCE OF 371.00 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

4) S 26°47'29" W A DISTANCE OF 1320.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 7 (AKA BASELINE ROAD), BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE S 89°36'29" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 850.33 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36;

THENCE N 00°20'01" W ALONG SAID WEST LINE A DISTANCE OF 1176.06 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 1143 AT PAGE 504;

THENCE N 87°03'19" W ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED IN BOOK 1143 AT PAGE 504 AND THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 781619 AND THE EXTENSION THEREOF A DISTANCE OF 992.94 FEET;

THENCE S 00°00'00" E A DISTANCE OF 491.04 FEET;

THENCE N 89°36'44" E A DISTANCE OF 162.15 FEET;

THENCE N 87°00'35" E A DISTANCE OF 110.11 FEET;

THENCE N 89°36'44" E A DISTANCE OF 147.90 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 3891646;

THENCE S 00°11'08" E ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 80.00 FEET;

THENCE S 89°36'44" W A DISTANCE OF 147.62 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A CHORD OF S 44°36'44" W 21.21 FEET, A RADIUS OF 15.00 FEET, AN ARC OF 23.56 FEET, AND A DELTA OF 90°00'00";

THENCE S 00°23'16" E A DISTANCE OF 99.76 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 436823;

THENCE S 89°36'44" W ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 436823 AND THE EXTENSION THEREOF BEING THE NORTHERLY BOUNDARIES OF THOSE PARCELS OF LAND RECORDED AT RECEPTION NUMBERS: 749256, 3494053, 127323, 3222737 AND 3059458 A DISTANCE OF 1579.12 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 3059458 SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 1916822;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARIES OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 1916822 THE FOLLOWING TWO (2) COURSES:

1) N 00°20'16" W A DISTANCE OF 4.50 FEET;

2) S 89°36'44" W A DISTANCE OF 327.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36;

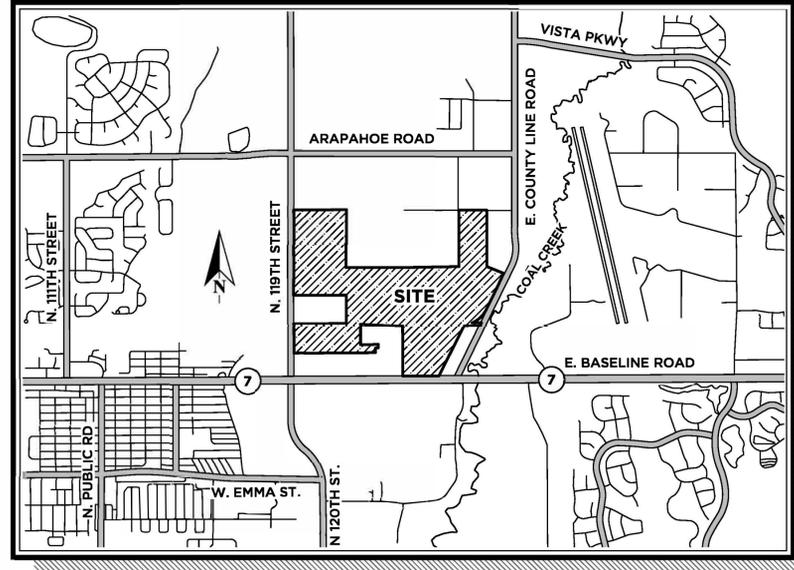
THENCE N 00°18'39" W ALONG SAID WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 700.00 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36;

THENCE N 89°45'33" E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1322.75 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 ;

THENCE N 00°14'20" W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 664.52 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 3554447, BEING A FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR, RLS 4846;

THENCE S 89°50'01" W ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 3554447 AND ALONG THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2377724 A DISTANCE OF 1322.37 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36;

THENCE N 00°12'21" W ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 654.37 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 36, BEING A FOUND 3.25" ALUMINUM CAP, RLS 4846 IN RANGE BOX;



VICINITY MAP

1" = 2000'

OVERALL BOUNDARY DESCRIPTION CONTINUED:

THENCE N 00°27'02" W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 1344.97 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, BEING A FOUND 2" ALUMINUM CAP AS A 30' WITNESS CORNER, PLS 28273;

THENCE S 89°58'46" E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1332.28 FEET THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 36, BEING A FOUND 2" ALUMINUM CAP, PLS 28273;

THENCE S 00°04'29" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 36 A DISTANCE OF 1345.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 10,787,166 SQUARE FEET, OR 247.3963 ACRES MORE OR LESS.

NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, ASSUMED TO BEAR S 89°56'15" E.
- THIS P.U.D. OVERLAY MAP MODIFIES THE DIMENSIONAL AND ARCHITECTURAL STANDARDS SET FORTH IN THE TOWN OF EIRE UNIFIED DEVELOPMENT CODE SECTION 10.6.7, ARCHITECTURAL STANDARDS.
- IN THE EVENT THERE IS ANY DISCREPANCY BETWEEN THE CODE AND THIS P.U.D., THE P.U.D. SHALL CONTROL. ANY PROVISIONS THAT ARE NOT SPECIFICALLY ADDRESSED IN THE APPROVED P.U.D. SHALL COMPLY WITH THE CODE.
- PUD AMENDMENT NO.1 ESTABLISHED STANDARDS FOR DUPLEX HOMES ACCESSED FROM PRIVATE DRIVES IN VILLAGE 6, PUD AMENDMENT NO.2 CREATED VILLAGE 7 FOR THE FUTURE POOL AREA, AND CREATED VILLAGE 8 WITH STANDARDS ADDED FOR THE INCLUSION OF ALLEY SERVED SINGLE FAMILY AND ALLEY SERVED DUPLEX HOMES. PUD AMENDMENT NO.3 EXTENDS VILLAGE 8 TO INCLUDE AN ORPHANED PARCEL OF LAND CREATED BY THE EXTENSION OF A ROADWAY WITH NO REVISIONS TO THE DIMENSIONAL OR ARCHITECTURAL STANDARDS.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER McELVAIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PUD OVERLAY MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTIONS FOR EACH PUD OVERLAY ZONE DISTRICT.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2021.

CHRISTOPHER H. McELVAIN, P.L.S. 36561
FOR AND ON BEHALF OF KT ENGINEERING, LLC

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PUD ZONING MAP IS TO BE KNOWN AS THE "PARKDALE P.U.D. OVERLAY MAP, AMENDMENT NO. 3" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF EIRE, COLORADO, HELD ON _____, 2021.

MAYOR _____

ATTEST _____

TOWN CLERK _____

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS PUD OVERLAY MAP WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2021 A.D. AND WAS RECORDED AT RECEPTION NUMBER _____.

BOULDER COUNTY CLERK AND RECORDER _____

DATE SUBMITTED: 09.17.2021		
REVISION NO.	DATE	
1	11.02.2021	
2	12.22.2021	
3	06.15.2022	
PREPARED FOR: OEO, LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111		
SCALE:	JOB NO: 0043-1532	BY: BSS
SHEET 1 OF 3		



pcs group inc.
www.pcsgroupco.com
#3, B-180 Independence plaza
1007 16th street, denver co 80265
1.303.531.4905 . 1.303.531.4908

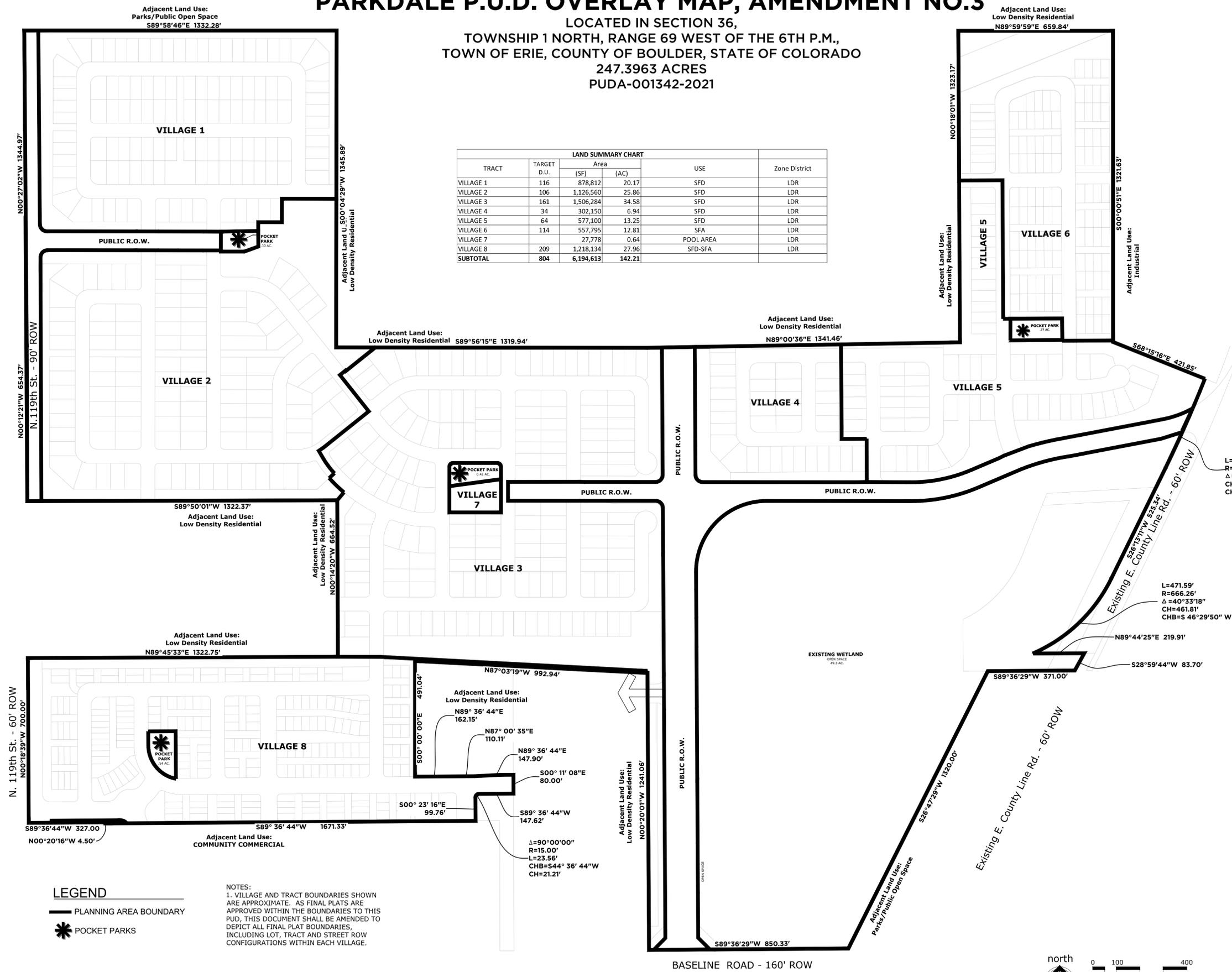


KT ENGINEERING
ENGINEERS • SURVEYORS
12500 W. 58th AVE. #230
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PH: 720.638.5190

PARKDALE P.U.D. OVERLAY MAP, AMENDMENT NO.3

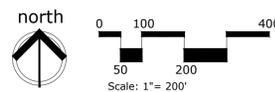
LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
247.3963 ACRES
PUDA-001342-2021

TRACT	TARGET D.U.	Area		USE	Zone District
		(SF)	(AC)		
VILLAGE 1	116	878,812	20.17	SFD	LDR
VILLAGE 2	106	1,126,560	25.86	SFD	LDR
VILLAGE 3	161	1,506,284	34.58	SFD	LDR
VILLAGE 4	34	302,150	6.94	SFD	LDR
VILLAGE 5	64	577,100	13.25	SFD	LDR
VILLAGE 6	114	557,795	12.81	SFA	LDR
VILLAGE 7		27,778	0.64	POOL AREA	LDR
VILLAGE 8	209	1,218,134	27.96	SFD-SFA	LDR
SUBTOTAL	804	6,194,613	142.21		



- LEGEND**
- PLANNING AREA BOUNDARY
 - POCKET PARKS

NOTES:
1. VILLAGE AND TRACT BOUNDARIES SHOWN ARE APPROXIMATE. AS FINAL PLATS ARE APPROVED WITHIN THE BOUNDARIES TO THIS PUD, THIS DOCUMENT SHALL BE AMENDED TO DEPICT ALL FINAL PLAT BOUNDARIES, INCLUDING LOT, TRACT AND STREET ROW CONFIGURATIONS WITHIN EACH VILLAGE.



DATE SUBMITTED: 09.17.2021	
REVISION NO.	DATE
1	11.02.2021
2	12.22.2021
3	3.30.2022
4	6.15.2022
OEO, LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111	
SCALE:	JOB NO: BY:
N.T.S.	0043-1532 BSS
SHEET 2 OF 3	



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PARKDALE P.U.D. OVERLAY MAP, AMENDMENT NO.3

ARCHITECTURAL STANDARDS - LR ZONING SINGLE FAMILY DETACHED RESIDENTIAL (VILLAGES 1-5 & VILLAGE 8)

LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
247.6287 ACRES
PUDA-000000-2021

The Standards presented here are intended to modify the following sections of the Unified Development Code:

1. Architectural Variety and Character - Section 10.6.7 E1.c
a. Architectural Variety

- i. Design Standards
(A) No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
(B) No identical model plan elevation shall be repeated more than once within every 4 lots on the same side of any street.
(C) A minimum of 3 alternative elevations for each model plan shall be submitted to the Town for review.

- b. Architectural Character - Section 10.6.7 E1.d
Each single family detached model plan and elevation shall demonstrate the following design attributes:

- i. Design Standards
(A) Each elevation shall include a minimum of two windows (or one window and one door) per floor.
(B) Each front and rear elevation shall include more than one wall plane. Articulation that adds shadow and visual interest is encouraged. Articulation shall have a depth of 12" and a minimum width of 6'.
(C) A variety of roof forms should be used. Single unbroken roof pitches should be avoided, except where a single roof treatment is an essential element of the Architectural Style.
(D) The main roof should extend beyond the primary facade by a minimum of one foot.
(E) An elevation of the home that faces a street, park, trail corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three or more of the following design enhancements listed in (1) through (5) below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation design enhancements shall be consistent with the design elements of the front elevations.
(1) The addition of one window unit.
(2) A change in wall plane by providing one or more of the following options:
- An additional wall plane change. Minimum six feet in width and one foot projection.
- A projecting or cantilevered living space.
- A bay or boxed window.
(3) A covered porch or deck.
(4) The addition of architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
(5) The use of a minimum of two exterior cladding materials that can include materials such as masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatment.

(F) Columns or posts extending more than 36 inches above the ground which support structural elements such as porches, decks, or roofs should appear to be of adequate mass to support the structure above. (No exposed 4"x4" posts shall be allowed more than 36 inches above the ground). Columns supporting upper story decks should be 8"x8" minimum finished.

- ii. Materials
(A) All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long lasting appearance.

(B) When masonry cladding is used it shall be in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six feet from the corner.

2. Orientation of Dwellings to the Street - Section 10.6.7 E2

Each residence shall have at least 1 primary pedestrian doorway for access to the dwelling unit facing and generally visible from the front lot line of the property and within 12 feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street. Unless prohibited by terrain or other site constraints, the orientation of the homes shall repeat the predominant relationship of building to buildings and buildings to street along the same block or the facing block. An exception shall be made for alley-loaded single-family detached dwelling units that do not have street frontage but do front onto a park or landscaped common area. In such case where the dwelling unit does not have street frontage, 1 primary pedestrian doorway shall be oriented toward a common pedestrian walk that connects to a street.

3. Garages - Section 10.6.7 E3

These regulations for garages shall be applied to non-living space or storage areas within garages whether used for storage of automobiles or other items.

- a. Diversity of Garage Orientation:
(A) Except for garages oriented to alleys, all single family homes shall provide garages that meet one of the requirements below, and, a variety in garage orientation by providing a minimum of 2 of the following garage orientations on any single block:

- (1) Recessed garages; where the primary garage door generally faces the front lot line and the garage is recessed a minimum of 2 feet behind the most forward plane of main floor living space or a front porch.
(2) Projecting garages; where the primary garage door generally faces the front lot line and the garage projects no more than 15 feet from the front door.
(3) Side-loaded garages.
(4) Garages recessed a minimum of 2 feet beneath a second floor living space.

- b. Width/Facade Ratio
The width of a front loaded garage shall not exceed 65% of the width of the front elevation.

- c. Three or More Car Garage Orientation
The third bay of any three bay or more garage shall either:
i. Have a different orientation from the first two; or
ii. Shall be recessed behind the first two by at least two feet when having the same orientation; or
iii. Shall be tandem to the first two.

4. Front Stoop
For model plans with a front stoop; the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a covered front stoop shall be three feet in width.

5. Front Porches - Section 10.6.7 E4
For model plans with a front porch; the front porch shall be a minimum size of fifty square feet, and 5' depth.

ARCHITECTURAL STANDARDS - LR ZONING SINGLE FAMILY ATTACHED RESIDENTIAL (VILLAGE 6)

The Standards presented here are intended to modify the following sections of the Unified Development Code:

1. Building Orientation - Section 10.6.7 F-1.c-ii.
a. If a lot does not already front a public street, each residential lot shall be provided with lot frontage onto a private alley which provides access to a public street.
b. Dwellings may be oriented towards the private alley with both the primary pedestrian door and garage facing the private alley.

2. Private Alley Design
a. Where private alleys are provided, the private alley shall be constructed of decorative colored and patterned pavers or decorative colored and patterned concrete.
b. When private alleys are provided between perpendicular public streets, the private alley shall provide visual and physical breaks to prevent a vehicular through passage between the public streets, however, pedestrian through access shall be provided.
c. Landscaping within the private alley tract shall consist of a variety of shrubs and grasses, which will help break up the visual expanse of driveways and garages. When a visual and physical break is required to prevent through passage, landscaping shall enhance that area and contribute to creating a barrier.

3. Architectural Character - Section 10.6.7 F-1.d-ii(B)&(F).
a. The unique individualism of each dwelling unit may be expressed through massing and exterior materials, rather than attempting to give each building the appearance of a large single family home.
b. Roof overhangs shall be a minimum of 8".

4. Garage Placement & Design - 10.6.7 F-2.b-i(A).
a. Where a garage façade protrudes beyond the primary structure facade, the front porch shall extend beyond the garage façade plane to provide visual depth to the overall primary structure facade
5. Front Porches
a. Dwelling units that side onto the public street shall include a wrap around porch that extends a minimum of 12 feet from the front of the dwelling unit towards the rear and is a minimum depth of 5 feet.
b. All wrap around porches shall be a minimum of 100 square feet, which includes the front porch and any covered stoop.
c. All models shall include a front porch that is a minimum of 50 square feet and 5 feet in depth, which includes any covered stoop.

6. Enhanced Elevation
An elevation of the home that faces a public/private street, private alley/motor court or public/private open space that contains trails, sidewalks or public amenities shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three or more of the following design enhancements listed below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home.
(1) A change in wall plane by providing one or more of the following options:
i. An additional wall plane change, minimum of six feet in width and one foot projection.
ii. A projecting or cantilevered living space.
iii. A bay or boxed window.
(2) An additional window on the street facing side of the home.
(3) Additional architectural elements such as shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
(4) The use of a minimum of two exterior cladding materials that can include materials such as masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatments. Variations of the same material, of the same or different color will be considered different materials. The coverage of the second material does not need to be distributed evenly on all sides of the home.

ARCHITECTURAL STANDARDS - LR ZONING SINGLE FAMILY ATTACHED RESIDENTIAL (VILLAGE 8)

The Standards presented here are intended to modify the following sections of the Unified Development Code:

1. Architectural Character - Section 10.6.7 F-1.d-ii(B),
a. The unique individualism of each dwelling unit may be expressed through massing and exterior materials, rather than attempting to give each building the appearance of a large single family home.
2. Architectural Character/Materials - Section 10.6.7 F-1.f,
a. When masonry cladding is used, it shall be in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six feet from the corner.
3. Enhanced Elevation

An elevation of the home that faces a public/private street, private alley/motor court or public/private open space that contains trails, sidewalks or public amenities shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three or more of the following design enhancements listed below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home.

- (1) A change in wall plane by providing one or more of the following options:
i. An additional wall plane change, minimum of six feet in width and one foot projection, which may include a recessed covered patio.
ii. A projecting or cantilevered living space.
iii. A bay or boxed window.
(2) An additional window on the street facing side of the home.
(3) Additional architectural elements such as shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
(4) The use of a minimum of two exterior cladding materials that can include materials such as masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatments. Variations of the same material, of the same or different color will be considered different materials. The coverage of the second material does not need to be distributed evenly on all sides of the home.

PARKDALE DIMENSIONAL STANDARDS SUMMARY CHART

DISTRICT	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.) ^(2,3,4,5,6)				HT.
	WIDTH (FT.)	AREA (S.F.)	FRONT ^(2,3,6,7)	SIDE ^(2,3,7) (TO ABUTTING STREET)	SIDE ^(1,2,3) (TO INTERIOR LOT)	REAR ^(2,3,4,6)	
LR (SFD) (VILLAGE 1-4)	50'	5,000	PRIN. - 20'	10'	5'	PRIN. - 20'	PRIN. - 35' ACC. - 25'
	55' CORNER LOTS		ACC. - 30'			ACC. - 5'	
LR (SFD) (VILLAGE 5)	45'	4,725	PRIN. - 20'	10'	5'	PRIN. - 20'	PRIN. - 20' ACC. - 5'
	50' CORNER LOTS		ACC. - 30'			ACC. - 5'	
LR (SFA) ⁽⁷⁾ (VILLAGE 6)	35'	2,500	PRIN. - 11'	10'	5'	PRIN. - 12'	
LR (POOLHOUSE) (VILLAGE 7)	50'	5,000	PRIN. - 8'	10'	5'	PRIN. - 20' ACC. - 5'	
POCKET PARKS	50'	10,890	PRIN. - 8'	10'	5'	PRIN. - 20' ACC. - 5'	
LR (SFD-SFA) (VILLAGE 8)	25'	1,800	PRIN. - 11'	10'	5'	PRIN. - 1' (ALLEY)	

- ZERO LOT LINE SETBACKS SHALL BE PERMITTED FOR ATTACHED BUILDINGS PROVIDED THAT THE BUILDING MEETS THE ZONE DISTRICT INTERIOR LOT LINE SETBACK ON THE SIDE OF THE BUILDING THAT IS NOT ATTACHED.
- ABOVE GRADE EAVES, ROOF OVERHANGS, ARE PERMITTED TO ENCROACH UP TO 2 FEET INTO THE FRONT, SIDE, AND REAR SETBACKS.
- BELOW GRADE WINDOW WELLS ARE PERMITTED TO ENCROACH UP TO 3 FEET INTO THE SIDE AND REAR SETBACKS.
- UNENCLOSED COVERED PATIOS AND DECKS ARE PERMITTED TO ENCROACH UP TO 6 FEET INTO THE REAR SETBACK.
- REDUCTION OF FRONT SETBACK TO 15' IS ALLOWED WHEN A GARAGE DOOR IS PERPENDICULAR TO THE STREET ROW/LOT FRONTAGE.
- PROPERTY LINES ABUTTING THE EXTERIOR BOUNDARY OF THIS PUD SHALL ADHERE TO ALL REQUIRED SETBACKS OF THE UNDERLYING ZONE DISTRICT.
- SFA PORCHES AND STEPS MAY EXTEND 6' INTO THE FRONT SETBACK, AND 5' INTO THE SIDE ABUTTING STREET SETBACK.



DATE SUBMITTED: 09.17.2021	
REVISION NO.	DATE
1	11.02.2021
2	12.22.2021
3	3.30.2022
4	6.15.2022

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SCALE: N.T.S.	JOB NO: 0043-1532	BY: BSS
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SHEET 3 OF 3



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